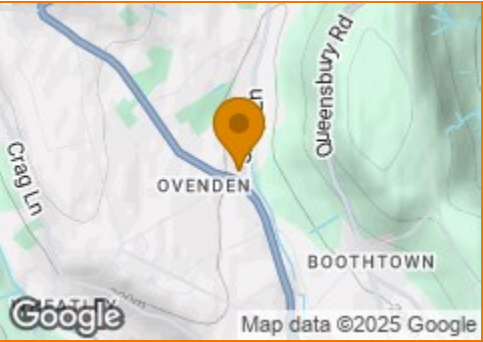


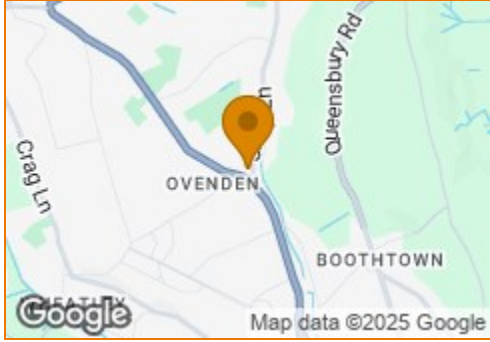
Terrain Map



Hybrid Map



Terrain Map



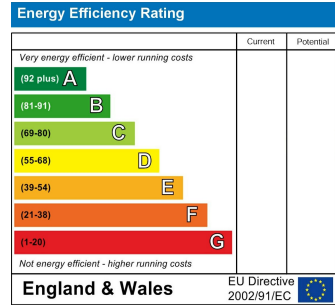
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Sod House Green

Ovenden, Halifax, HX3 6QR

Auction Guide £50,000



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

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Sod House Green

Ovenden, Halifax, HX3 6QR

Auction Guide £50,000



++ ATTENTION LANDLORDS AND INVESTORS ++
SMARTLY PRESENTED & "LETTING READY" ++

++ FOR SALE VIA AN ONLINE AUCTION ++ OPEN TO
BID FOR 24 HOURS ++ UNDER
COMMON/TRADITIONAL AUCTION RULES ++ OPEN
TO BID JUNE 25TH AT NOON UNTIL 26TH JUNE ALSO
12.00 NOON ++ VISIT OUR WEBSITE TO REGISTER-
INSPECT THE LEGAL PACK & BID ++

A well appointed terrace property ideal for the buy to let
market and located in a most handy residential location
near daily amenities and conveniences. Landlords can be
confident in securing tenants due to the modern living
kitchen arrangement, the gas fired central heating
system, sealed unit double glazing and the contemporary
house bathroom.

JOINT AGENCY WITH EDKINS HOLMES

ACCOMODATION

GROUND FLOOR

LIVING KITHCEN

15'3" x 15'5" max

Living Kitchen:
Fitted kitchen with wall and base units. Stainless steel
one bowl sink. Electric oven. Gas hob. Stainless steel
cooker hood. Plumbing for washing machine. Two
radiators. Access to cellar (housing boiler). UPVC double
glazed windows to front and rear elevations.

FIRST FLOOR

BEDROOM

9'5" x 14'7"

A double bedroom with a radiator and a UPVC double
glazed window is positioned to the front elevation.

BATHROOM

Fitted with a wash hand basin, low flush W.C. Bath with
mixer taps and shower head. Partially tiled. Radiator.
UPVC double glazed window to rear
elevation.

OUTSIDE

To be confirmed in the legal pack.

TENURE

We understand that the property is a freehold
arrangement. Please inspect the pack on our website
before bidding.

COUNCIL TAX. BAND A.

Calderdale council.

AUCTION INFORMATION

The lot is offered in an online auction which is open to bid
on from the 25th of June for 24 hours with closing bids
before 12.00 noon on the 26th June 2025, subject to
remaining unsold previously.

Buying at auction is a contractual commitment, you are
legally obliged to buy the lot on the terms of the sale
memorandum at the price you bid. If you are the
successful bidder, you are required to pay the deposit and
auction fees immediately. As agent for the seller, we treat
any failure to satisfy your obligations as your repudiation
of the contract and the seller may then have a claim
against you for breach of contract. You must not bid
unless you wish to be bound by the common conditions
of auction. *Please be aware there may be additional fees

payable on top of the final sale price. These include and
are not limited to administration charges and buyer's
premium fees payable on exchange, and disbursements
payable on completion. Please ensure you check the
property information page for a list of any relevant
additional fees as well as reading the legal pack for any
disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale
within the Legal Pack, referring to other charges in
addition to the purchase price which may become
payable. Such costs may include Search Fees,
reimbursement of Sellers costs and Legal Fees, and
Transfer Fees amongst others.

You must register online to inspect the documents prior to
bidding.

The completion date as per the Common Auction
Conditions online is 20 business days from the fall of the
electronic hammer.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of
selling price and is set at the commencement of
marketing. The guide price may change during the
marketing period. RESERVE PRICE: This is agreed with

the Auctioneer prior to the auction and will not be
disclosed to the public. The reserve price is the lowest
figure at which the property is available for sale at the
auction. If the lot is not sold at the auction then the
property may be available for sale afterwards at a higher
or lower figure. See catalogue for full explanation.

VIEWINGS

Saturday 14th June 12pm

Wednesday 18th June 10.30am

Monday 23rd June 2pm

